

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

Southview Park

4600 South Bennett

July 2005



Prepared by

DMCG
Disability Management Consulting Group L.L.C.
2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Southview Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Parking	Accessible parking spaces do not exist in either of the two parking lots.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide at least two accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations. Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	H H	H	M	02	\$1,300	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			
2. Pedestrain Pathways	An accessible path of travel does not exist leading to any of the amenities or play equipment at this park.	4.3.2	An accessible route does not exist leading to the tennis courts, play ground, restrooms, or soccer fields due to dirt/grass surfaces. According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. The surface of an accessible route must be stable, firm and slip-resistant. Ensure that an accessible path of travel exists leading to each of the above cited amenities.	H	H	M	361314	\$2,000	ADAAG			

City of Wichita – ADA/504 Transition Plan – Southview Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
3. Play Areas	A stable, firm and slip resistant surface does not exist with in the play areas, leading to the individual play components and play structure exit points; and does not exist in the use zone around any of the play components	15.6.4 1 (GAD AAG FR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. Two play areas exist. In one play area 3 elevated play components exist and 4 ground level play components (2 swings, 1 rocket, 1 set of bars). In the other play area 3 elevate play components exist and 2 ground components exist (1 swing, 1 set of bars). The elevated composite play components are not accessible within either play area, according to the Play Areas – Final Rule, due to a lack of transfer points. In addition, none of the ground level play components are accessible in either play area due to lack of an accessible surface (the sand surface is not considered accessible). To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to and from each single play component and each composite play structure. We also recommend that a rubber surface be provide in the use zones of each single play component and the composite play structure. In addition, we recommend either modifying the elevated composite play structures to be fully accessible or installing new composite play structures. Note: rubber surfaces are not technically required by the available accessibility guidance. A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly.	M	H	M	4 6	\$6,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) ”; Phase III, December 2004. <i>(not enforceable)</i>			

City of Wichita – ADA/504 Transition Plan – Southview Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
4. Drinking Fountain	A hi-lo drinking fountain does not exist where the drinking fountain is provided at the restrooms.	4.15 4.1.3(10(a))	According to ADAAG, if only one drinking fountain is provided, there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Ensure that at least one set of hi-lo drinking fountains exist at this park. Ensure that an accessible path of travel exists leading to the drinking fountain.	L	H	M	7	\$1.500	Building Block 7 – Drinking Fountains			
5. Restrooms	The entrance to the men’s restroom does not provide Braille signage.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	8	\$50	Signage Specifications for Permanent Rooms and Spaces			
6. Restrooms	The lavatories, in the men’s and women’s restrooms, have low aprons, measuring 21-inches high, and inappropriate faucet controls.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L	H	M	9 1 1	\$400	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
7. Restrooms	An accessible water closet does not exist in the women’s restroom due to lack of grab bars.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a), (b), (c), and (d) . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26 . Provide grab bars in a complying configuration at the corner water closet.	M	H	M	1 1 1 2	\$150	Restroom Figures – Building Blocks			
8. Restrooms	The urinal, in the men’s restroom, is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	9	\$100	See the Accessible Urinals figure for more details.			

City of Wichita – ADA/504 Transition Plan – Southview Park - July 2005

 Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
		ADAAG Specifications		Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information		Date to be Corrected	Date Completed (Include initial)
Location	Identified Issue		Recommended Correction							Finalized Correction		
9. Restrooms	The grab bar at the rear of the water closet, in the men’s restroom, is too short.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a) , (b) , (c) , and (d) . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26 . The existing rear grab bar is only 2-feet long and ADAAG specifies a 3-foot long grab bar. Provide a 3-foot long grab bar at the rear of the water closet.	M	H	M	9	\$150	Restroom Figures – Building Blocks			
10. Restrooms	The water closet, in the men’s restroom, is centered at 20-inches from the side wall.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches.	L	H	M	9	\$500	Restroom Figures – Building Blocks			

Southview Park - Conceptual Cost Projections

Total	\$12,150
Year One (Very High)	\$1,300
Year Three (High)	\$2,000
Year Five (Medium)	\$6,300
Year Ten (Low)	\$2,550